HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2013

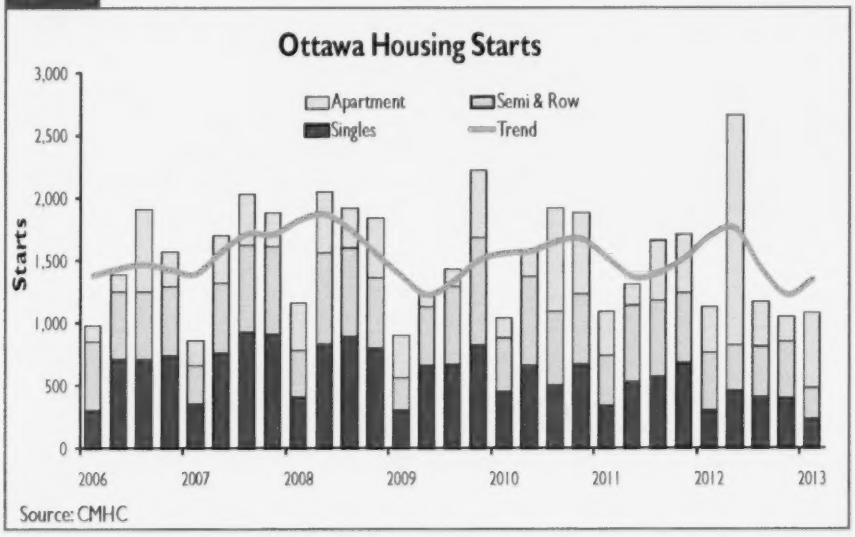
New Home Market

The first quarter ended on mixed starts performance

Following a weaker performance in the last quarter of 2012, seasonally adjusted new home construction in the Ottawa CMA started to recover gradually in the first quarter of this year. However, due to double-digit declines in single-detached home and row starts, the first three months of 2013 closed 5 percent below the level seen at the same time last year. Cushioning the decline in total starts was a robust growth of apartment construction.

During the months of January to March, single-detached construction retreated, capturing just over 20 per cent of the market. Row starts declined at an even greater rate,

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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finishing off Q1-2013 with a similar share of construction as singles. As more builders continued to cater to the changing demand pattern toward the more affordable and lower maintenance multi-dwelling units, newly built apartment structures in the first quarter increased their market share to 55 per cent. At 591 apartment units, apartment construction exceeded the 2008 record high of 399 units in any first quarter, and aided total starts in rising slightly over the 5-year average.

Gap between average price of newly-built and resale single-home at 30 per cent

In the last 10 years, the average price difference between a newly-built single home and an existing home has been one-third higher. Although last year this price gap moderated to only 23 per cent higher, it returned to its historical average in Q1-2013, holding back some potential homebuyers from choosing this newly built dwelling.

Nevertheless, further in the outskirts builders are offering more affordable single-family home options. The first quarter saw Goulbourn becoming the most popular destination for single-detached homes followed by Kanata. Goulbourn captured a third of all single starts, while Kanata`s share came in just shy of one quarter of the market.

Since October of last year, Kanata had begun to take over the lead from Nepean outside the Greenbelt as the most popular area for new single-detached construction, a place it has conceded to Goulbourn so far this year. While multi-dwelling units continue to be concentrated inside the Greenbelt, there is a slow movement to building outside the Greenbelt as well. While it is more common for row structures to be built outside the city core with almost half all row construction taking place there, 74 apartment units broke ground outside the Ottawa core in the three months to March up from 50 units a year earlier.

Resale Market

Sales decline in the first quarter

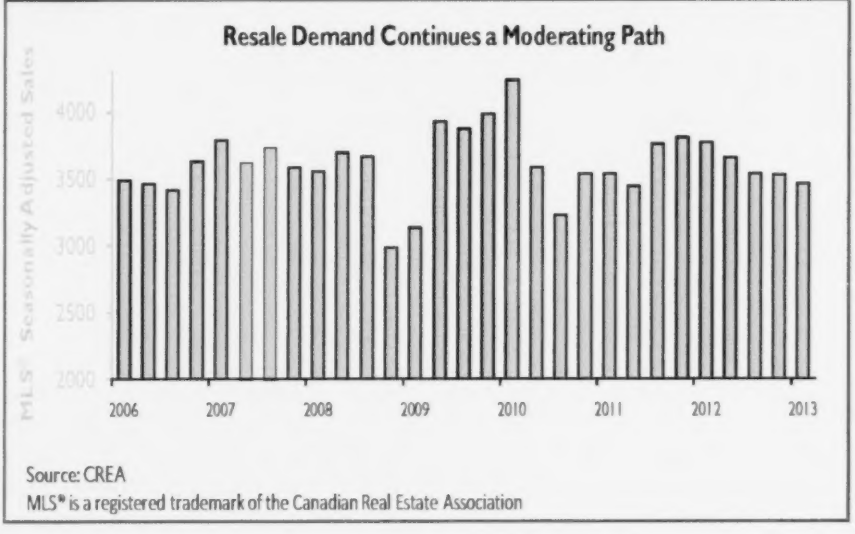
The seasonally adjusted demand for existing homes closed off the first quarter of the year at a lower level than the previous quarter ending December. Weaker sales in the freehold segment of the market drove the moderation, while condominium sales rebounded after dropping for four consecutive quarters. Nevertheless, relative to the same quarter last year, total sales retreated at a more brisk pace, falling 12.9 per cent. By market type, sales in the freehold segment retreated by 14 per cent while condominium sales retreated at half that rate between Q1-2013 and Q1-2012.

New listings rose but quickly trended lower than 2012

The first quarter of the year ended with the supply of existing homes inching up just shy of 4 per cent higher than the same time last year. Most of the increase in new listings came from condominiums which expanded 7.5 per cent over Q1-2012, approximately at 3 times the pace of expansion in freehold listings.

In January total market supply broke the 2000 listings mark, registering the highest listings for that month on record. By February however, the rise in listings moderated, and finally in March listings trended lower than a year earlier to balance out the beginning of the year surge. In the end, supply and demand remained in tandem, and the quarter ended with a seasonally adjusted sales-to-new-

Figure 2



Source: CREA
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listings ratio at 46 per cent, meaning that approximately for every two houses listed one was sold.

Freehold home prices contribute to overall price growth

According to the Ottawa Real Estate Board, the average MLS price for an existing home grew a marginal 0.1 per cent year-over-year to $352,021. With average earnings growing at a modest 0.7 per cent in the quarter, mortgage rates at historic lows and flat average price growth, housing affordability remained unchanged if not slightly improving over the previous quarter.

Moreover, of all transactions in the resale market in Ottawa, approximately 60 per cent were below the average price, signalling a movement of potential homeowner preferences towards more affordable dwellings. Even so, condominium prices fell by 1.6 per cent from Q1-2012 after a strong growth in new listings.

On the other hand, prices of freeholds firmed modestly, both in year-over-year terms and in comparison to the previous quarter, as supply recorded just a minor expansion. As freehold homes capture over 75 per cent of market share, they contributed to an overall positive growth in prices for the region.

Price growth recorded in West Ottawa

During the first quarter, the West End recorded the highest price growth followed by Kanata and Stittsville. Nevertheless, with the exception of the West End, the other two regions posted significant sale declines, which might be an indication that these price increases were due to compositional effects.

	MLS® Sales						MLS® Prices ($)					
	March			January to March			March			January to March		
UNIT TYPE	2013	2012	% Chg.	2013	2012	% Chg.	2013	2012	% Chg.	2013	2012	% Chg.
SINGLE- DETACHED	**630**	**781**	**-19.3**	**1,411**	**1,665**	**-15.3**	**409,681**	**390,788**	**4.8**	**395,318**	**394,163**	**0.3**
Bungalow	*173*	*226*	-23.5	*401*	*487*	-17.7	*330,472*	*351,867*	-6.1	*339,555*	*358,981*	-5.4
Two-Storey	*309*	*416*	-25.7	*716*	*861*	-16.8	*466,156*	*419,746*	11.1	*444,324*	*430,380*	3.2
Other Single-Detached	*148*	*139*	6.5	*294*	*317*	-7.3	*384,361*	*367,404*	4.6	*352,026*	*349,843*	0.6
ROW	**208**	**233**	**-10.7**	**486**	**529**	**-8.1**	**319,354**	**311,328**	**2.6**	**319,948**	**309,941**	**3.2**
SEMI	**76**	**105**	**-27.6**	**173**	**234**	**-26.1**	**374,463**	**399,555**	**-6.3**	**386,867**	**382,545**	**1.1**
CONDOMINIUM	**253**	**277**	**-8.7**	**613**	**660**	**-7.1**	**256,603**	**267,308**	**-4.0**	**262,317**	**266,558**	**-1.6**
Apartment	*132*	*152*	-13.2	*308*	*356*	-13.5	*284,866*	*287,161*	-0.8	*297,305*	*296,476*	0.3
Row	*82*	*99*	-17.2	*221*	*222*	-0.5	*218,508*	*244,493*	-10.6	*220,097*	*232,219*	-5.2
Other Condominiums	*39*	*26*	50.0	*84*	*82*	2.4	*241,042*	*238,113*	1.2	*245,108*	*229,637*	6.7
OTHERS	**15**	**8**	-	**33**	**32**	-	**454,170**	**359,021**	-	***456,670***	***343,653***	-
TOTAL	**1,182**	**1,404**	**-15.8**	**2,716**	**3,120**	**-12.9**	**359,321**	**353,714**	**1.6**	**352,021**	**351,500**	**0.1**

Source: Ottawa Real Estate Board

* Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, each unit separately titled)

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Full-Time In The Ottawa CMA Remains Robust

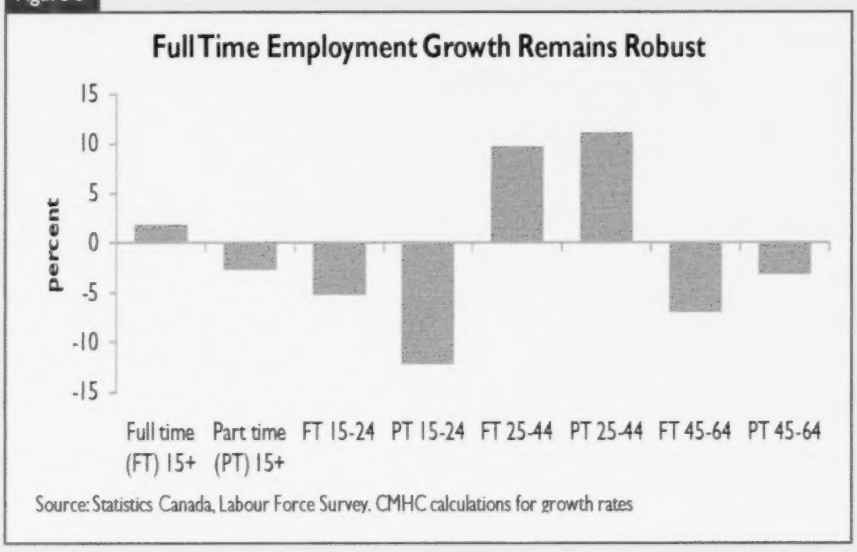
Employment in the Ottawa CMA grew 1.0 per cent in the first quarter of 2013 relative to same quarter last year with 8,300 jobs added year-to-date in full-time work, while part-time employment retreated. However, it should be noted that employment in the last quarter has been trending down as per market expectations.

In the years to come, Ottawa will benefit from several projects such as the Light Rail Transit and Landsdowne Park redevelopment. However, the first three months of the year the Capital city advanced at a more modest pace relying on growth in private Trade and Manufacturing sectors.

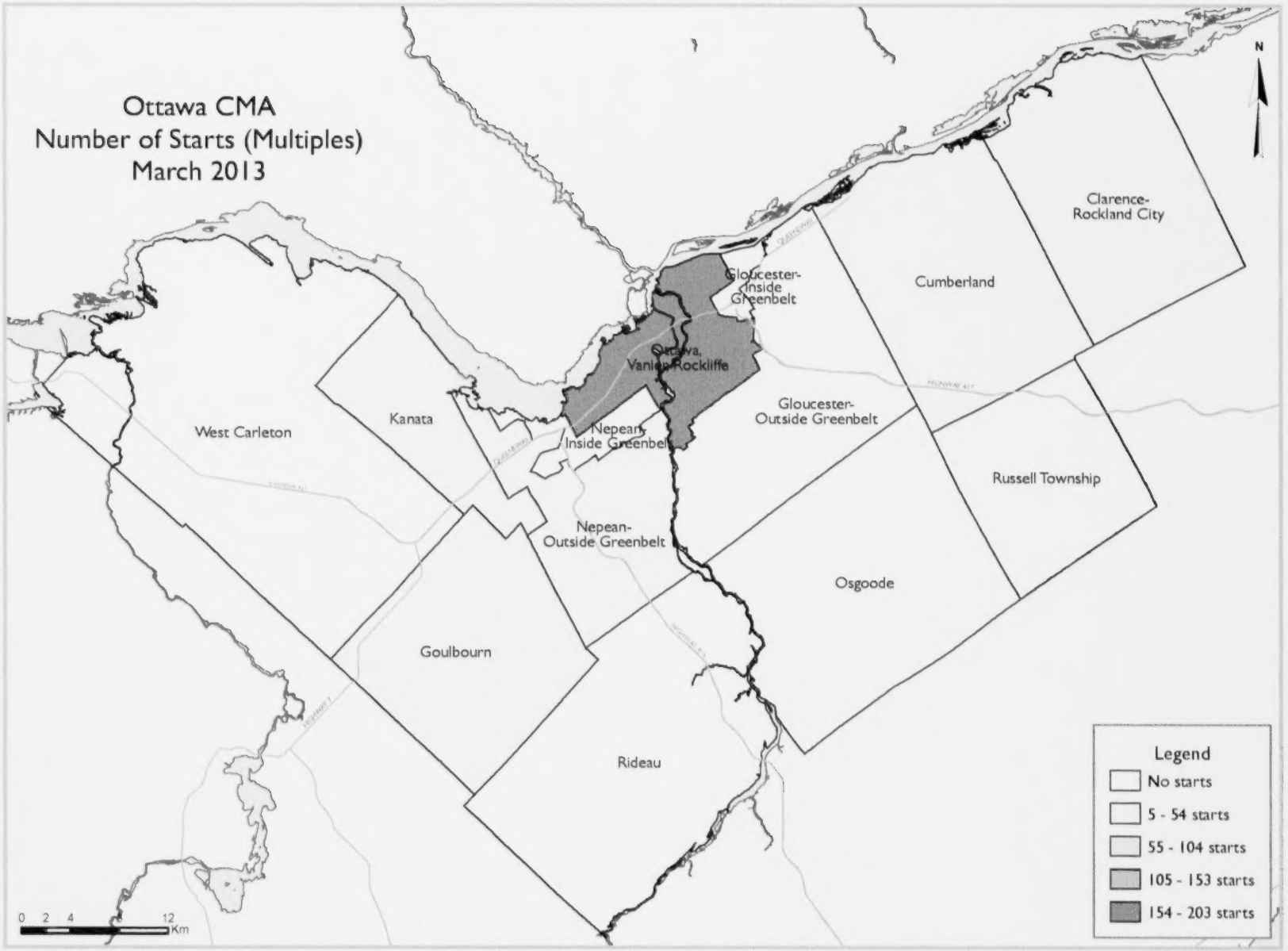
The first-time homebuyer age group (25-44) saw their full-time jobs advancing at a robust rate continuing to bode well for homeownership demand. Part-time employment for the same age group also improved over 2012 numbers. In the Ottawa CMA, this age group accounts for close to half of all those employed.

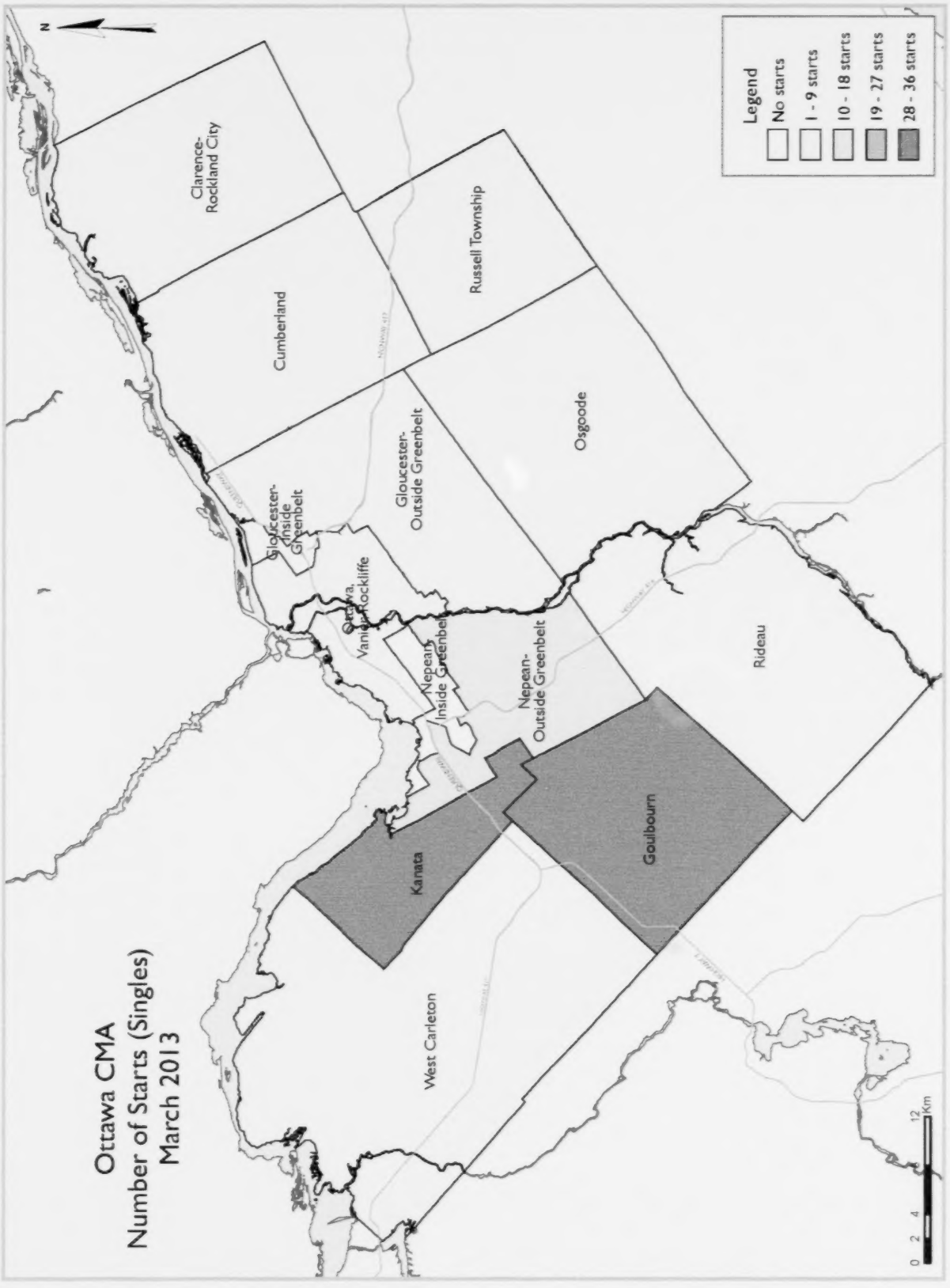
Although employment for those aged 45-64 dipped into negative territory, this age group had seen solid job growth in the previous two years. Finally, youth employment declined with youth part-time employment taking the largest hit declining at a double-digit rate.

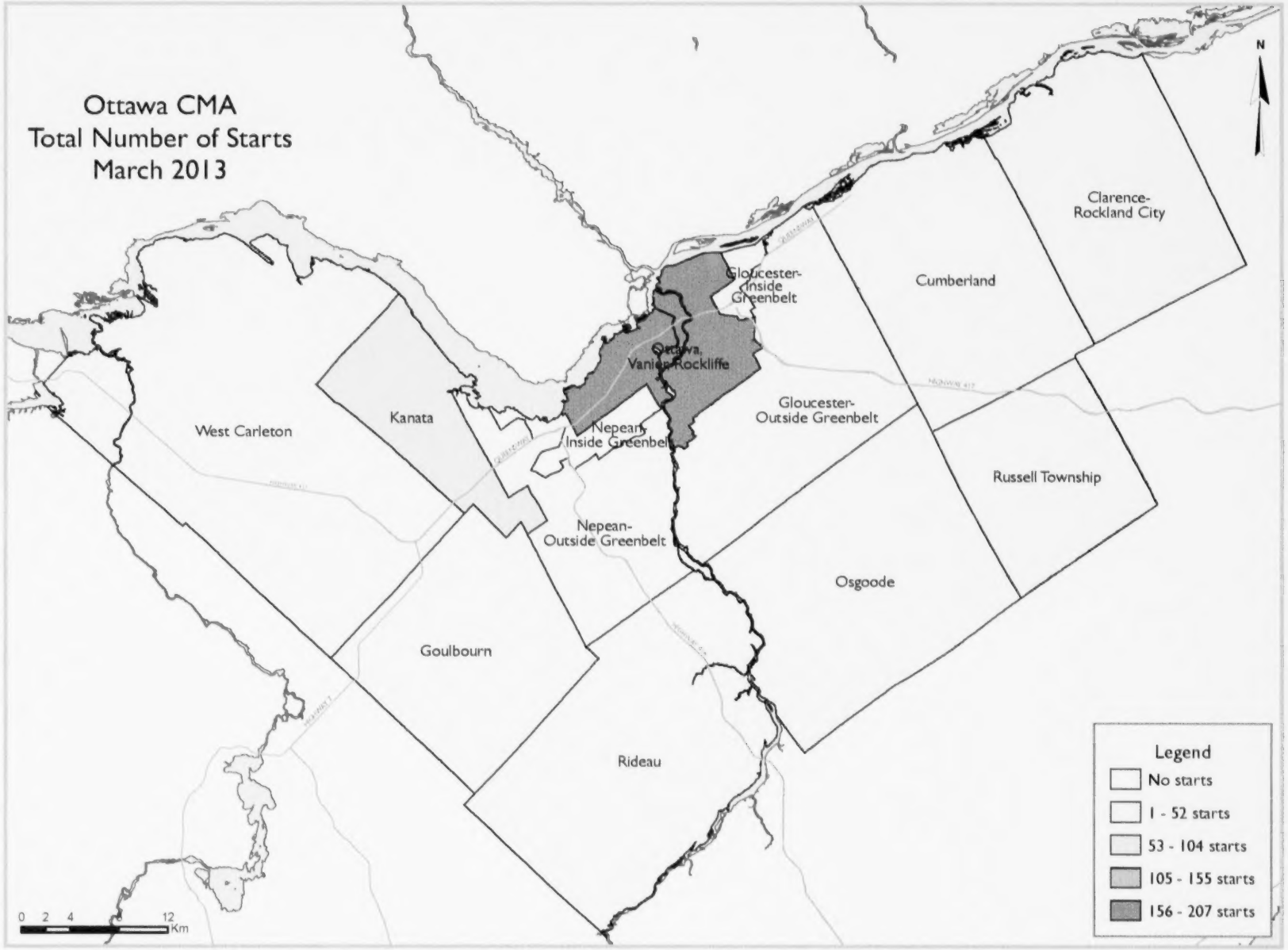
Figure 3

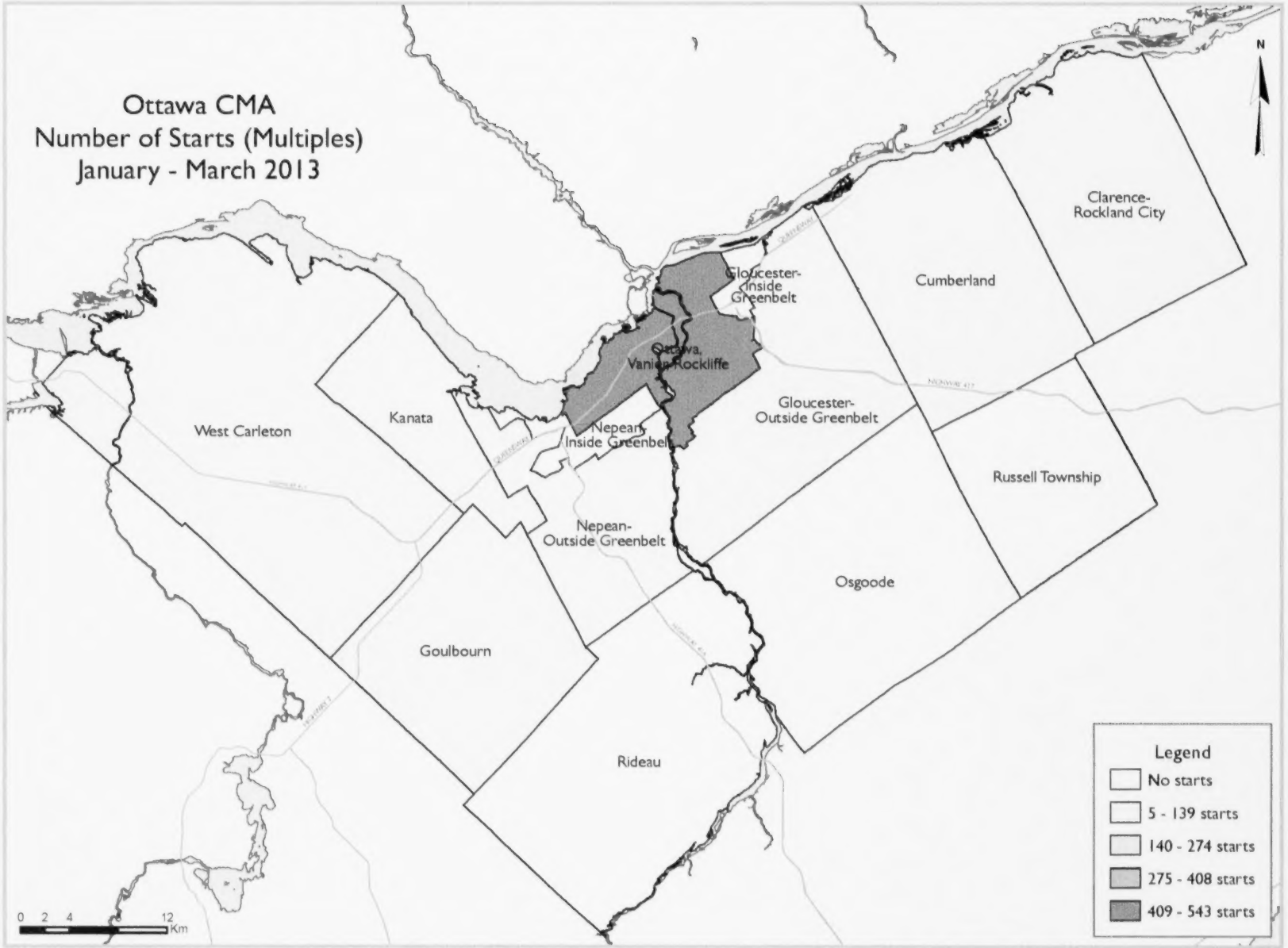


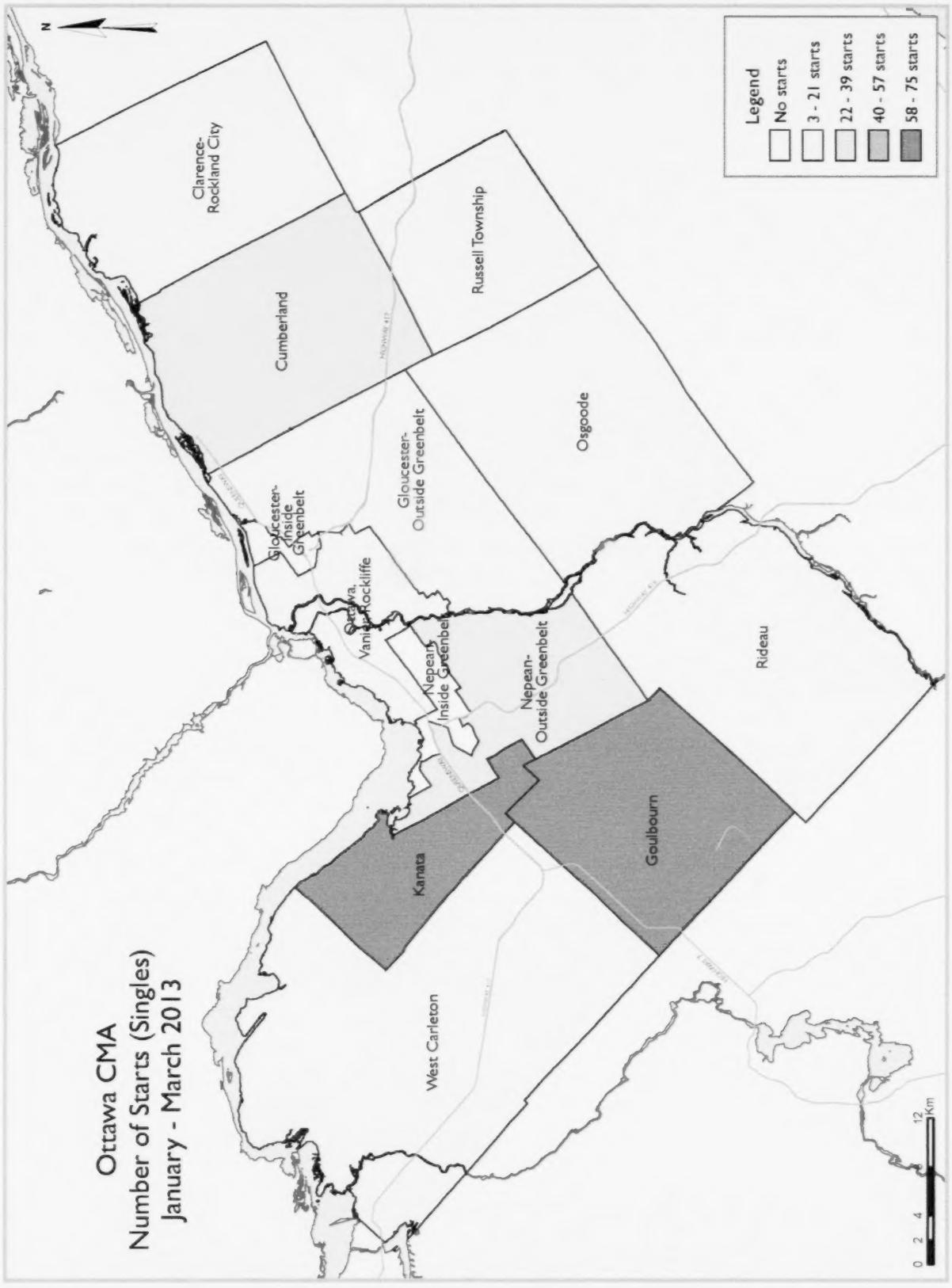
Source: Statistics Canada, Labour Force Survey. CMHC calculations for growth rates

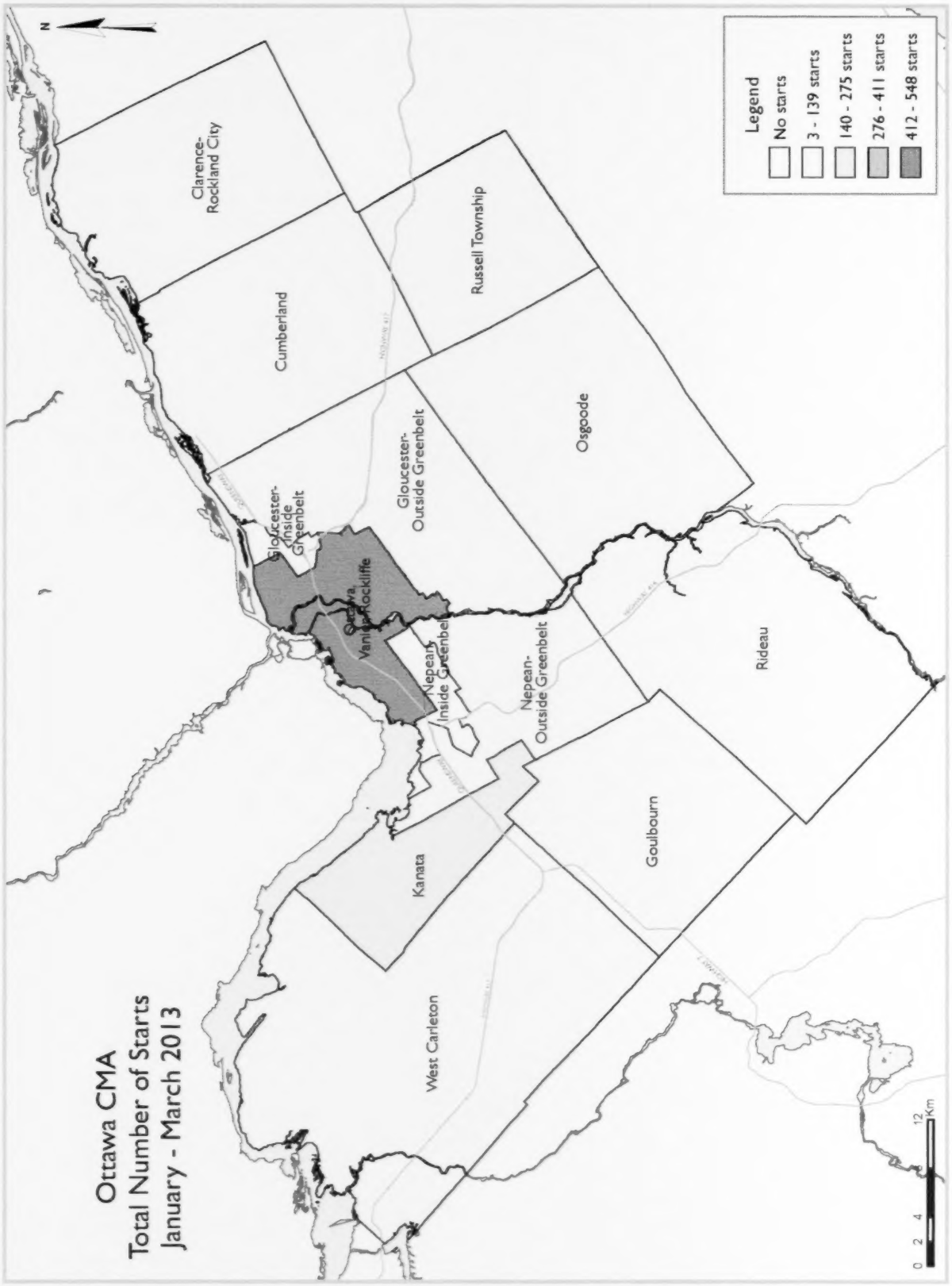

Ottawa CMA
Number of Starts (Multiples)
March 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
5 - 54 starts
55 - 104 starts
105 - 153 starts
154 - 203 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
March 2013
Legend
No starts
1 - 9 starts
10 - 18 starts
19 - 27 starts
28 - 36 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Ottawa-Vanier/Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
March 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 52 starts
53 - 104 starts
105 - 155 starts
156 - 207 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - March 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
5 - 139 starts
140 - 274 starts
275 - 408 starts
409 - 543 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
January - March 2013
N
Legend
No starts
3 - 21 starts
22 - 39 starts
40 - 57 starts
58 - 75 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa-Vanier/Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - March 2013
N
Legend
No starts
3 - 139 starts
140 - 275 starts
276 - 411 starts
412 - 548 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Ottawa
Vanier
Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2013	108	4	28	0	0	257	0	0	397
March 2012	74	12	165	0	0	85	0	0	336
% Change	45.9	-66.7	-83.0	n/a	n/a	**	n/a	n/a	18.2
Year-to-date 2013	234	38	226	0	0	580	0	3	1,081
Year-to-date 2012	304	32	428	0	0	339	0	31	1,134
% Change	-23.0	18.8	-47.2	n/a	n/a	71.1	n/a	-90.3	-4.7
UNDER CONSTRUCTION									
March 2013	813	198	968	0	0	2,995	27	417	5,418
March 2012	1,128	142	1,317	0	0	1,661	6	206	4,460
% Change	-27.9	39.4	-26.5	n/a	n/a	80.3	**	102.4	21.5
COMPLETIONS									
March 2013	123	22	93	0	0	97	4	0	339
March 2012	105	18	121	0	0	28	0	0	272
% Change	17.1	22.2	-23.1	n/a	n/a	**	n/a	n/a	24.6
Year-to-date 2013	363	66	349	0	0	292	4	0	1,074
Year-to-date 2012	376	72	376	0	0	618	2	148	1,592
% Change	-3.5	-8.3	-7.2	n/a	n/a	-52.8	100.0	-100.0	-32.5
COMPLETED & NOT ABSORBED									
March 2013	62	39	80	0	0	237	n/a	n/a	418
March 2012	45	30	100	0	3	194	n/a	n/a	372
% Change	37.8	30.0	-20.0	n/a	-100.0	22.2	n/a	n/a	12.4
ABSORBED									
March 2013	125	22	96	0	0	103	n/a	n/a	346
March 2012	108	26	123	0	0	53	n/a	n/a	310
% Change	15.7	-15.4	-22.0	n/a	n/a	94.3	n/a	n/a	11.6
Year-to-date 2013	363	66	361	0	0	304	n/a	n/a	1,094
Year-to-date 2012	372	76	382	0	1	548	n/a	n/a	1,379
% Change	-2.4	-13.2	-5.5	n/a	-100.0	-44.5	n/a	n/a	-20.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
March 2013	100	4	23	0	0	257	0	0	384
March 2012	72	12	165	0	0	85	0	0	334
Ottawa, Vanier, Rockcliffe									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Kanata									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Cumberland									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
West Carleton									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Rideau									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Osgoode									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
March 2013	5	0	5	0	0	0	0	0	10
March 2012	1	0	0	0	0	0	0	0	1
Russell Township									
March 2013	3	0	0	0	0	0	0	0	3
March 2012	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
March 2013	108	4	28	0	0	257	0	0	397
March 2012	74	12	165	0	0	85	0	0	336

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
March 2013	758	192	923	0	0	2,963	27	413	5,276
March 2012	1,049	136	1,301	0	0	1,623	3	202	4,314
Ottawa, Vanier, Rockcliffe									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Kanata									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Cumberland									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
West Carleton									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Rideau									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Osgoode									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
March 2013	51	2	45	0	0	32	0	0	130
March 2012	74	2	16	0	0	38	3	0	133
Russell Township									
March 2013	4	4	0	0	0	0	0	4	12
March 2012	5	4	0	0	0	0	0	4	13
Ottawa-Gatineau CMA (Ontario portion)									
March 2013	813	198	968	0	0	2,995	27	417	5,418
March 2012	1,128	142	1,317	0	0	1,661	6	206	4,460

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
March 2013	106	22	93	0	0	97	0	0	318
March 2012	85	16	121	0	0	28	0	0	250
Ottawa, Vanier, Rockcliffe									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Nepean inside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Gloucester inside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Kanata									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Cumberland									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Goulbourn									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
West Carleton									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Rideau									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Osgoode									
March 2013	0	0	0	0	0	0	0	0	0
March 2012	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
March 2013	17	0	0	0	0	0	0	0	17
March 2012	8	0	0	0	0	0	0	0	8
Russell Township									
March 2013	0	0	0	0	0	0	4	0	4
March 2012	12	2	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
March 2013	123	22	93	0	0	97	4	0	339
March 2012	105	18	121	0	0	28	0	0	272

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
March 2013	57	39	80	0	0	218	n/a	n/a	394
March 2012	41	30	96	0	3	192	n/a	n/a	362
Ottawa, Vanier, Rockcliffe									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean inside greenbelt									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester inside greenbelt									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Kanata									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Cumberland									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Goulbourn									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
West Carleton									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Rideau									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
March 2013	4	0	0	0	0	0	n/a	n/a	4
March 2012	4	0	4	0	0	0	n/a	n/a	8
Russell Township									
March 2013	1	0	0	0	0	19	n/a	n/a	20
March 2012	0	0	0	0	0	2	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
March 2013	62	39	80	0	0	237	n/a	n/a	418
March 2012	45	30	100	0	3	194	n/a	n/a	372

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
March 2013	108	22	96	0	0	103	n/a	n/a	329
March 2012	88	24	123	0	0	53	n/a	n/a	288
Ottawa, Vanier, Rockcliffe									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean inside greenbelt									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester inside greenbelt									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Kanata									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Cumberland									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Goulbourn									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
West Carleton									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Rideau									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
March 2013	17	0	0	0	0	0	n/a	n/a	17
March 2012	8	0	0	0	0	0	n/a	n/a	8
Russell Township									
March 2013	0	0	0	0	0	0	n/a	n/a	0
March 2012	12	2	0	0	0	0	n/a	n/a	14
Ottawa-Gatineau CMA (Ontario portion)									
March 2013	125	22	96	0	0	103	n/a	n/a	346
March 2012	108	26	123	0	0	53	n/a	n/a	310

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Ottawa City	100	72	4	12	23	165	257	85	384	334	15.0
Ottawa, Vanier, Rockcliffe	4	0	0	0	0	0	203	71	207	71	191.5
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	13	40	0	4	0	62	12	14	25	120	-79.2
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	3	12	0	6	0	89	0	0	3	107	-97.2
Kanata	31	4	4	0	23	6	0	0	58	10	**
Cumberland	7	3	0	2	0	8	28	0	35	13	169.2
Goulbourn	36	9	0	0	0	0	14	0	50	9	**
West Carleton	3	3	0	0	0	0	0	0	3	3	0.0
Rideau	2	0	0	0	0	0	0	0	2	0	n/a
Osgoode	1	1	0	0	0	0	0	0	1	1	0.0
Clarence-Rockland City	5	1	0	0	5	0	0	0	10	1	**
Russell Township	3	1	0	0	0	0	0	0	3	1	200.0
Ottawa-Gatineau CMA (Ontario Portion)	108	74	4	12	28	165	257	85	397	336	18.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	220	292	38	30	213	424	591	360	1,062	1,106	-4.0
Ottawa, Vanier, Rockcliffe	5	9	26	4	0	0	517	282	548	295	85.8
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	28	102	6	14	34	216	24	26	92	358	-74.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	12	56	0	8	42	148	0	28	54	240	-77.5
Kanata	75	15	4	0	63	42	0	0	142	57	149.1
Cumberland	22	25	0	2	6	18	36	24	64	69	-7.2
Goulbourn	61	60	0	2	6	0	14	0	81	62	30.6
West Carleton	5	14	2	0	62	0	0	0	69	14	**
Rideau	5	2	0	0	0	0	0	0	5	2	150.0
Osgoode	7	7	0	0	0	0	0	0	7	7	0.0
Clarence-Rockland City	11	8	0	0	5	4	0	10	16	22	-27.3
Russell Township	3	4	0	2	0	0	0	0	3	6	-50.0
Ottawa-Gatineau CMA (Ontario Portion)	234	304	38	32	218	428	591	370	1,081	1,134	-4.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Ottawa City	23	165	0	0	257	85	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	203	71	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	62	0	0	12	14	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	89	0	0	0	0	0	0
Kanata	23	6	0	0	0	0	0	0
Cumberland	0	8	0	0	28	0	0	0
Goulbourn	0	0	0	0	14	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	5	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	28	165	0	0	257	85	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	213	424	0	0	588	329	3	31
Ottawa, Vanier, Rockcliffe	0	0	0	0	514	251	3	31
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	34	216	0	0	24	26	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	148	0	0	0	28	0	0
Kanata	63	42	0	0	0	0	0	0
Cumberland	6	18	0	0	36	24	0	0
Goulbourn	6	0	0	0	14	0	0	0
West Carleton	62	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	5	4	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	218	428	0	0	588	339	3	31

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Ottawa City	127	249	257	85	0	0	384	334
Ottawa, Vanier, Rockcliffe	4	0	203	71	0	0	207	71
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	13	106	12	14	0	0	25	120
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	3	107	0	0	0	0	3	107
Kanata	58	10	0	0	0	0	58	10
Cumberland	7	13	28	0	0	0	35	13
Goulbourn	36	9	14	0	0	0	50	9
West Carleton	3	3	0	0	0	0	3	3
Rideau	2	0	0	0	0	0	2	0
Osgoode	1	1	0	0	0	0	1	1
Clarence-Rockland City	10	1	0	0	0	0	10	1
Russell Township	3	1	0	0	0	0	3	1
Ottawa-Gatineau CMA (Ontario Portion)	140	251	257	85	0	0	397	336

Table 2.5: Starts by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	479	746	580	329	3	31	1,062	1,106
Ottawa, Vanier, Rockcliffe	31	13	514	251	3	31	548	295
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	68	332	24	26	0	0	92	358
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	54	212	0	28	0	0	54	240
Kanata	142	57	0	0	0	0	142	57
Cumberland	36	45	28	24	0	0	64	69
Goulbourn	67	62	14	0	0	0	81	62
West Carleton	69	14	0	0	0	0	69	14
Rideau	5	2	0	0	0	0	5	2
Osgoode	7	7	0	0	0	0	7	7
Clarence-Rockland City	16	12	0	10	0	0	16	22
Russell Township	3	6	0	0	0	0	3	6
Ottawa-Gatineau CMA (Ontario Portion)	498	764	580	339	3	31	1,081	1,134

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Ottawa City	106	85	22	16	93	121	97	28	318	250	27.2
Ottawa, Vanier, Rockcliffe	3	5	10	4	0	9	0	0	13	18	-27.8
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	20	25	4	10	32	25	90	16	146	76	92.1
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	17	0	2	0	5	0	0	0	24	0	n/a
Kanata	12	9	6	0	45	48	0	0	63	57	10.5
Cumberland	16	19	0	2	11	14	0	12	27	47	-42.6
Goulbourn	14	12	0	0	0	13	7	0	21	25	-16.0
West Carleton	10	3	0	0	0	0	0	0	10	3	**
Rideau	7	4	0	0	0	0	0	0	7	4	75.0
Osgoode	7	7	0	0	0	12	0	0	7	19	-63.2
Clarence-Rockland City	17	8	0	0	0	0	0	0	17	8	112.5
Russell Township	0	12	4	2	0	0	0	0	4	14	-71.4
Ottawa-Gatineau CMA (Ontario Portion)	123	105	26	18	93	121	97	28	339	272	24.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	309	341	62	70	349	372	292	764	1,012	1,547	-34.6
Ottawa, Vanier, Rockcliffe	18	22	24	24	9	12	121	566	172	624	-72.4
Nepean inside greenbelt	2	3	0	0	0	0	0	0	2	3	-33.3
Nepean outside greenbelt	63	78	8	26	119	141	164	28	354	273	29.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	49	37	2	4	97	70	0	0	148	111	33.3
Kanata	31	38	18	14	70	56	0	146	119	254	-53.1
Cumberland	33	68	10	2	54	42	0	24	97	136	-28.7
Goulbourn	46	37	0	0	0	13	7	0	53	50	6.0
West Carleton	22	25	0	0	0	0	0	0	22	25	-12.0
Rideau	9	11	0	0	0	0	0	0	9	11	-18.2
Osgoode	36	22	0	0	0	38	0	0	36	60	-40.0
Clarence-Rockland City	25	16	0	2	0	4	0	2	25	24	4.2
Russell Township	29	19	8	2	0	0	0	0	37	21	76.2
Ottawa-Gatineau CMA (Ontario Portion)	363	376	70	74	349	376	292	766	1,074	1,592	-32.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Ottawa City	93	121	0	0	97	28	0	0
Ottawa, Vanier, Rockcliffe	0	9	0	0	0	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	32	25	0	0	90	16	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	5	0	0	0	0	0	0	0
Kanata	45	48	0	0	0	0	0	0
Cumberland	11	14	0	0	0	12	0	0
Goulbourn	0	13	0	0	7	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	12	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	93	121	0	0	97	28	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	349	372	0	0	292	618	0	146
Ottawa, Vanier, Rockcliffe	9	12	0	0	121	566	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	119	141	0	0	164	28	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	97	70	0	0	0	0	0	0
Kanata	70	56	0	0	0	0	0	146
Cumberland	54	42	0	0	0	24	0	0
Goulbourn	0	13	0	0	7	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	38	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	2
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	349	376	0	0	292	618	0	148

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Ottawa City	221	222	97	28	0	0	318	250
Ottawa, Vanier, Rockcliffe	13	18	0	0	0	0	13	18
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	56	60	90	16	0	0	146	76
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	24	0	0	0	0	0	24	0
Kanata	63	57	0	0	0	0	63	57
Cumberland	27	35	0	12	0	0	27	47
Goulbourn	14	25	7	0	0	0	21	25
West Carleton	10	3	0	0	0	0	10	3
Rideau	7	4	0	0	0	0	7	4
Osgoode	7	19	0	0	0	0	7	19
Clarence-Rockland City	17	8	0	0	0	0	17	8
Russell Township	0	14	0	0	4	0	4	14
Ottawa-Gatineau CMA (Ontario Portion)	238	244	97	28	4	0	339	272

Table 3.5: Completions by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	720	781	292	618	0	148	1,012	1,547
Ottawa, Vanier, Rockcliffe	51	56	121	566	0	2	172	624
Nepean inside greenbelt	2	3	0	0	0	0	2	3
Nepean outside greenbelt	190	245	164	28	0	0	354	273
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	148	111	0	0	0	0	148	111
Kanata	119	108	0	0	0	146	119	254
Cumberland	97	112	0	24	0	0	97	136
Goulbourn	46	50	7	0	0	0	53	50
West Carleton	22	25	0	0	0	0	22	25
Rideau	9	11	0	0	0	0	9	11
Osgoode	36	60	0	0	0	0	36	60
Clarence-Rockland City	25	22	0	0	0	2	25	24
Russell Township	33	21	0	0	4	0	37	21
Ottawa-Gatineau CMA (Ontario Portion)	778	824	292	618	4	150	1,074	1,592

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
March 2013	0	0.0	15	17.9	11	13.1	14	16.7	44	52.4	84	501,900	525,761
March 2012	0	0.0	12	17.9	16	23.9	13	19.4	26	38.8	67	466,900	496,598
Year-to-date 2013	0	0.0	35	15.2	38	16.5	53	22.9	105	45.5	231	484,990	508,607
Year-to-date 2012	1	0.4	31	11.4	38	14.0	91	33.6	110	40.6	271	486,400	504,384
Ottawa, Vanier, Rockcliffe													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	844,500	850,964
Nepean inside greenbelt													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
March 2013	0	0.0	6	31.6	1	5.3	6	31.6	6	31.6	19	484,990	483,070
March 2012	0	0.0	3	13.0	12	52.2	3	13.0	5	21.7	23	404,900	435,237
Year-to-date 2013	0	0.0	15	24.2	5	8.1	16	25.8	26	41.9	62	490,695	484,301
Year-to-date 2012	0	0.0	12	16.9	14	19.7	21	29.6	24	33.8	71	481,900	473,096
Gloucester inside greenbelt													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
March 2013	0	0.0	1	5.3	1	5.3	6	31.6	11	57.9	19	501,900	486,637
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	2	4.3	11	23.9	19	41.3	14	30.4	46	457,900	459,517
Year-to-date 2012	1	2.8	0	0.0	0	0.0	15	41.7	20	55.6	36	504,400	498,199
Kanata													
March 2013	0	0.0	1	8.3	1	8.3	0	0.0	10	83.3	12	608,400	585,983
March 2012	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2013	0	0.0	1	3.4	9	31.0	4	13.8	15	51.7	29	502,900	520,628
Year-to-date 2012	0	0.0	3	10.3	2	6.9	12	41.4	12	41.4	29	468,500	499,134
Cumberland													
March 2013	0	0.0	5	33.3	8	53.3	0	0.0	2	13.3	15	379,990	393,499
March 2012	0	0.0	8	33.3	4	16.7	8	33.3	4	16.7	24	432,950	439,300
Year-to-date 2013	0	0.0	10	31.3	13	40.6	6	18.8	3	9.4	32	396,445	403,872
Year-to-date 2012	0	0.0	15	22.4	18	26.9	30	44.8	4	6.0	67	434,900	427,228
Goulbourn													
March 2013	0	0.0	2	18.2	0	0.0	2	18.2	7	63.6	11	546,900	517,045
March 2012	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2013	0	0.0	7	17.1	0	0.0	6	14.6	28	68.3	41	546,900	529,159
Year-to-date 2012	0	0.0	0	0.0	4	15.4	9	34.6	13	50.0	26	507,400	502,285

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2012	0	0.0	1	5.6	0	0.0	2	11.1	15	83.3	18	546,900	548,139
Rideau													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Osgoode													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Clarence-Rockland City													
March 2013	3	25.0	7	58.3	2	16.7	0	0.0	0	0.0	12	342,600	339,148
March 2012	5	62.5	1	12.5	1	12.5	1	12.5	0	0.0	8	--	--
Year-to-date 2013	3	15.8	9	47.4	6	31.6	1	5.3	0	0.0	19	361,200	354,509
Year-to-date 2012	10	62.5	3	18.8	2	12.5	1	6.3	0	0.0	16	281,400	311,513
Russell Township													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	0.0	4	44.4	4	44.4	1	11.1	0	0.0	9	--	--
Year-to-date 2013	0	0.0	13	46.4	8	28.6	7	25.0	0	0.0	28	378,100	391,664
Year-to-date 2012	0	0.0	9	56.3	6	37.5	1	6.3	0	0.0	16	370,550	386,261
Ottawa-Gatineau CMA (Ontario portion)													
March 2013	3	3.1	22	22.9	13	13.5	14	14.6	44	45.8	96	484,445	502,434
March 2012	5	6.0	17	20.2	21	25.0	15	17.9	26	31.0	84	419,400	468,852
Year-to-date 2013	3	1.1	57	20.5	52	18.7	61	21.9	105	37.8	278	454,400	486,296
Year-to-date 2012	11	3.6	43	14.2	46	15.2	93	30.7	110	36.3	303	469,900	487,962

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2013

Submarket	March 2013	March 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	525,761	496,598	5.9	508,607	504,384	0.8
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	850,964	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	483,070	435,237	11.0	484,301	473,096	2.4
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	486,637	--	n/a	459,517	498,199	-7.8
Kanata	585,983	--	n/a	520,628	499,134	4.3
Cumberland	393,499	439,300	-10.4	403,872	427,228	-5.5
Goulbourn	517,045	--	n/a	529,159	502,285	5.4
West Carleton	--	--	n/a	--	548,139	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	--	--	n/a
Clarence-Rockland City	339,148	--	n/a	354,509	311,513	13.8
Russell Township	--	--	n/a	391,664	386,261	1.4
Ottawa-Gatineau CMA (Ontario Portion)	502,434	468,852	7.2	486,296	487,962	-0.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) March 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	342,371
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	358,206
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	364,604
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	359,946
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	355,986
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	346,491
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	341,658
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	348,427
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	355,600
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	353,633
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	354,743
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,523
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	334,933
	February	924	-9.9	1,164	2,273	2,475	47.0	348,386	-0.4	354,345
	March	1,182	-15.8	1,199	2,898	2,593	46.2	359,321	1.6	358,343
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,120	8.5		6,903			351,500	3.3	
	Q1 2013	2,716	-12.9		7,172			352,021	0.1	
	YTD 2012	3,120	8.5		6,903			351,500	3.3	
	YTD 2013	2,716	-12.9		7,172			352,021	0.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24	116.4	122.7	544	6.1	72.7	1,019
	March	590	3.00	5.14		123.1	535	6.1	71.5	1,032
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

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